CLEAR CREEK CONSERVANCY DISTRICT – MEETING AGENDA

TO: BOARD OF DIRECTORS

J. DUANE KELLY

CHRIS SCHUBERT

CHRISTINE SCHAFER

DATE: AUSGUST 17, 2026

RE: REGULAR MEETING

The board of directors will meet **Thursday, August 20, 2026**, at 10:00 a.m. at the treatment plant. Please contact me if you cannot attend.

TENTATIVE AGENDA:

Regular Meeting

1. Minutes – July
2. Financial Report and Register of Claims
   a. Proposed 2027 Budget; a motion and approval is needed this meeting.
3. Report – Administrative & Financial Manager
4. Report – Operations Manager
5. Public Forum
6. Next regular meeting will be September 17, 2026, at the treatment plant office.

July 16, 2026, MINUTES
CLEAR CREEK CONSERVANCY DISTRICT

The Clear Creek Conservancy District board of directors met July 16, 2026, at 10 a.m. at the district's office at the treatment plant.
Directors Present: J. Duane Kelly
Christine Schafer

Director Not Present: Chris Schubert

Also attending: Molli Newby, Doug Clodfelter, and Tom Novak

The meeting was called to order at 10:00 am.

Minutes of the Regular meeting held in June - Christine approved and Duane seconded. Motion carried.

Administrative & Financial Update

Molli presented the June financial statements and gave the administrative report. Doug mentioned that we were going to be receiving the invoice for sludge soon, and from Vondersaar's.
The board is going to review the proposed 2027 budget and reach out regarding questions and/or adjustments. A motion to approve the register of claims was made. Christine approved and Duane seconded. Motion carried.

Duane stated he received a call about a footing issue with ANE. But the property owner never followed up with him on the issue.

Operations Report

Last month's flash flood washed stone from the end of the culvert pipe in the toe drains creek. Bollman Excavating dug the ditch deeper where the water should flow. They also changed the slope of the ground that drains to the toe drain so the rock wouldn't washout again. They then removed a walnut tree that was ready to fall by the Rainbow Bridge and placed riprap stone along the bank in front of the big sycamore tree to help prevent further erosion. The area was seeding and strawed.

Vondersaar's Tree Service removed trees on GB596. The cost was $1,200.00

The guys had a couple breakers trip alarms at lift station J2. Scott revered pump and the amps went back to normal. Michael responded to another breaker trip alarm and reset it and the amps were fine. They ended up pulling the pump and it had rags packed in around the impeller wear ring. They cleared it and put it back in service. Scott is going to check on ordering a new pump because the pump is old and probably could not get a new propeller.

Lift Station J2 Omni site alarm system told Scott the pumps were short cycling. Scott discovered a bad lead float and replaced it.

Lift stations have been sprayed for weeds, and it will take about 1-2 weeks for the total kill.

New Business

Public Forum

Tom presented research conducted on making the CC owned lots into "Green Space".

Scott discussed an email/phone call about a property being used to fish, and trash being left behind.

With there being no further business, it was motioned to adjourn at 10:37 am. Christine approved, and Duane seconded. Motion carried.

The next regular meeting will be held at 10 a.m. on August 20, 2026, at the district's office at the treatment plant.

Approved by the Board of Directors on 8/21/2026.

J. Duane Kelly
J. Duane Kelly

Christopher P. Schubert
Christopher P Schubert

Not Present
Christine A Schafer

DEER ACCOUNTING LLC
Serving Putnam County for two generations

Report To: Clear Creek Conservancy District Board of Directors
From: Molli Newby, Admin & Financial Manager
Date: August 20, 2026

1. Lake Income 07/01/26 – 07/31/26 was $48,842.80
    a. Total lake income YTD is $567,467.37

2. Billing Updates –

    a. **1,776** total accounts connected, with **two** connection(s) added to the billing system (since the last meeting).
        i. MS461 – 8/04/2026
        ii. VH264 – 8/18/2026

    b. The June/July bills were sent out 7/10/2026 – Due 8/15/2026.
        i. Late fees were added 8/18/2026.
            1. 272 - $2,008.33
    c. August/September bills will go out the first week of September.

Notes From Tiffany-

Clear Creek Conservancy District

Budget vs. Actuals

January - July, 2026

	TOTAL		
	ACTUAL	BUDGET	% OF BUDGET
Income			
0200 TAXES			
0201 SPECIAL BENEFIT TAX DRAW	80,564.30	128,124.00	62.88 %
Total 0200 TAXES	**80,564.30**	**128,124.00**	**62.88 %**
6500 MISC REVENUE			
6502 OTHER INCOME			
Refund	819.83		
Total 6502 OTHER INCOME	**819.83**		
Sale of Tax Certificate Lot	20,000.00		
Total 6500 MISC REVENUE	**20,819.83**		
R413 Lab Rent		750.00	
R420 Sewer Access Fees	**446,489.36**	**712,740.00**	**62.64 %**
R902 INTEREST ON INVESTMENTS			
Interest	19,593.88	500.00	3,918.78 %
Total R902 INTEREST ON INVESTMENTS	**19,593.88**	**500.00**	**3,918.78 %**
Total Income	**$567,467.37**	**$842,114.00**	**67.39 %**
GROSS PROFIT	**$567,467.37**	**$842,114.00**	**67.39 %**
Expenses			
100 PERSONAL SERVICES			
111-Board of Directors	1,000.00	4,000.00	25.00 %
112-Collection System Operator	87,289.10	192,883.00	45.25 %
113-Beeper	7,008.11	16,266.00	43.08 %
114-Part-time Help	20,776.13	47,078.00	44.13 %
121-Payroll Taxes	9,755.15	20,159.00	48.39 %
Total 100 PERSONAL SERVICES	**125,828.49**	**280,386.00**	**44.88 %**
200 SUPPLIES			
211-Records, Forms & Supplies	88.53	650.00	13.62 %
212-IDEM Permit	7,210.00	10,000.00	72.10 %
221-Gas, Oil & Lubricants	3,825.47	8,500.00	45.01 %
222-UV Light Maintenance	267.45	10,000.00	2.67 %
223-Lab Supplies	2,408.52	9,500.00	25.35 %
Total 200 SUPPLIES	**13,799.97**	**38,650.00**	**35.70 %**
300 OTHER SERVICES AND CHARGES			
311-Legal	177.50	25,000.00	0.71 %
312-Engineering		30,000.00	
313-Engineering, Dam Inspection		6,000.00	
315-Plt Op & Mgmt Services	53,831.02	92,651.00	58.10 %
316-Adm&Fin Mgmt	32,723.74	56,316.00	58.11 %
317-Billing Services	17,312.95	32,239.00	53.70 %
321-Postage, District	604.00	500.00	120.80 %
322-Bill Production & Postage	14,826.32	15,000.00	98.84 %
323-Telephone & Internet	1,011.06	3,800.00	26.61 %

Clear Creek Conservancy District

Budget vs. Actuals

January - July, 2026

	TOTAL		
	ACTUAL	BUDGET	% OF BUDGET
324-Mileage		100.00	
325-OMNI-Site Monthly Service		22,500.00	
331-Publication of Legal Notice		500.00	
341-Insurance	3,403.00	60,000.00	5.67 %
342-Bonds		500.00	
351-Electric	44,039.86	98,000.00	44.94 %
361-Repairs, Trees, Bldg&Drive	6,150.42	27,500.00	22.37 %
362-Repairs, Equipment	13,922.59	60,000.00	23.20 %
363-Repairs, Truck		3,500.00	
364-Operation & Maintenance	56,514.79	120,000.00	47.10 %
365-Cum. Maint. Fund		10,000.00	
366-Sewer Renovation Fund		30,000.00	
367-PrinSpillway, Clean & Seal		20,000.00	
391-Subscriptions & Dues	1,052.03	600.00	175.34 %
392-Contingencies		1,500.00	
393-Sludge Hauling		60,000.00	
394-Sludge & Fecal Analysis	1,360.15	2,500.00	54.41 %
Total 300 OTHER SERVICES AND CHARGES	**246,929.43**	**778,706.00**	**31.71 %**
400 CAPITAL OUTLAYS			
442-Equipment Purchases	18,245.00	200,000.00	9.12 %
Truck Replacement - 2025 Encumbered	129,448.56	176,804.06	73.22 %
Total 442-Equipment Purchases	**147,693.56**	**376,804.06**	**39.20 %**
451-Plnt & LS Improvements		60,000.00	
Total 400 CAPITAL OUTLAYS	**147,693.56**	**436,804.06**	**33.81 %**
Total Expenses	**$534,251.45**	**$1,534,546.06**	**34.81 %**
NET OPERATING INCOME	**$33,215.92**	**$ -692,432.06**	**-4.80 %**
NET INCOME	**$33,215.92**	**$ -692,432.06**	**-4.80 %**

Clear Creek Conservancy District

Balance Sheet

As of July 31, 2026

	DEC 31, 2025	JAN - MAR, 2026	APR - JUN, 2026	JUL 2026
ASSETS				
Current Assets				
Bank Accounts				
A - FNB Checking	0.00	0.00	0.00	0.00
Cumulative Improvement	547,189.02	547,189.02	646,938.74	646,938.74
Cumulative Maintenance Fund	312,903.49	312,903.49	312,903.49	312,903.49
Equipment Depreciation Fund	86,215.58	86,215.58	86,215.58	86,215.58
General	65,654.30	-60,299.88	93,813.71	98,870.22
Sewer Renovation Fund	80,000.00	80,000.00	80,000.00	80,000.00
Total A - FNB Checking	**1,091,962.39**	**966,008.21**	**1,219,871.52**	**1,224,928.03**
B-Sewer Connect Fund	0.00	0.00	0.00	0.00
Membership Account	5.11	5.11	5.11	5.11
Sew. Con. Fund-FNB	299,031.81	316,647.46	347,761.83	357,513.16
Total B-Sewer Connect Fund	**299,036.92**	**316,652.57**	**347,766.94**	**357,518.27**
Cumulative Improvement Funds	0.00	0.00	0.00	0.00
EW x2521-11, 3.75 APY, 01052027	882,133.36	891,422.93	899,783.12	902,648.87
Total Cumulative Improvement Funds	**882,133.36**	**891,422.93**	**899,783.12**	**902,648.87**
Settlement Fund	0.00	0.00	0.00	0.00
EW CD #16, 4.65 APY 10232026	118,668.10	120,033.93	121,430.88	121,910.45
Total Settlement Fund	**118,668.10**	**120,033.93**	**121,430.88**	**121,910.45**
TCU Membership 2 Acct - General	5.00	5.00	5.00	5.00
Total Bank Accounts	**$2,391,805.77**	**$2,294,122.64**	**$2,588,857.46**	**$2,607,010.62**
Total Current Assets	**$2,391,805.77**	**$2,294,122.64**	**$2,588,857.46**	**$2,607,010.62**
TOTAL ASSETS	**$2,391,805.77**	**$2,294,122.64**	**$2,588,857.46**	**$2,607,010.62**
LIABILITIES AND EQUITY	**$2,391,805.77**	**$2,294,122.64**	**$2,588,857.46**	**$2,607,010.62**

INCOME							
No.	Description	Actual 2025	Jan-Jun 2026	Jul-Dec 2026	2026 Budget	2027 Budget	
0216	EBA - Delinquent taxes						
6100	Interest	28,597	16,047	0	500	500	
6200	Lab Rent		0	750	750	750	
4106	Sewer Access Fees	700,824	402,014	310,726	712,740	795,600	1768 * $37.50/mo
	Capital Credits, Endeavor & Hendricks			0	-	1,200	
	Sale of lots & assets	82,500	20,000	0	-	-	
	Misc. Rental	1,400	0	0	-	-	
	Insurance and other refunds	1,264	0	0	-	-	
	Federal and State Grants			0		-	
	Reimbursements			0		-	
	Transfer F/ CI Fund			600,000	600,000	350,000	
	Transfer F/ D & S Fund			0		-	
	Transfer F/ Sewer Ren Fund			0		-	
	Transfer f/ Sewer Connection Fund			0		-	
	Total Misc. Income	**814,585**	**438,060**	**911,476**	**1,313,990**	**1,148,050**	
0201	Tax Draw	122,470	80,564	47,560	128,124	130,000	
	Total Income	**937,055**	**518,625**	**959,036**	**1,442,114**	**1,278,050**	

EXPENSES							
No.	**Description**	**Actual 2025**	**Jan-Jun 2026**	**Jul-Dec 2026**	**2026 Budget**	**Proposed 2027 Budget**	
111	Board of Directors	1,604	900	3,100	4,000	*4,000*	
112	Collection System Operator	194,114	81,869	111,014	192,883	*197,315*	
113	Beeper	11,340	6,322	9,944	16,266	*16,349*	
114	Part-time Help	35,090	16,867	30,211	47,078	*48,184*	
121	Payroll Taxes	18,663	8,981	11,178	20,159	*20,589*	
211	Records, Forms & Supplies	317	89	561	650	*650*	
212	IDEM Permit	7,210	7,210	2,790	10,000	*10,000*	
221	Gas, Oil & Lubricants	6,793	3,027	5,473	8,500	*8,500*	
222	UV Light Maintenance	0	267	9,733	10,000	*10,000*	
223	Lab Supplies	11,244	2,409	7,091	9,500	*12,000*	
311	Legal	5,550	178	24,823	25,000	*25,000*	
312	Engineering	0	0	30,000	30,000	*30,000*	
313	Engineering - Dam Inspection	0	0	6,000	6,000	*6,000*	
315	Plant Operator & Management Services	89,778	46,141	46,510	92,651	*94,772*	
316	Administrative & Financial Services	54,570	28,049	28,267	56,316	*57,612*	
317	Billing Services	27,654	14,656	17,583	32,239	*33,799*	
321	Postage, District	78	604	0	500	*700*	
322	Bill Production & Postage	10,778	13,985	1,015	15,000	*15,000*	
323	Telephone & Internet	2,390	867	2,933	3,800	*3,800*	
324	Mileage	0	0	100	100	*100*	
325	OMNI-Site Monthly Service	17,639	0	22,500	22,500	*22,500*	
331	Publication of Legal Notices	58	0	500	500	*500*	
341	Insurance	65,459	3,403	56,597	60,000	*65,750*	
342	Bonds	263	0	500	500	*500*	
351	Electric	84,401	36,830	61,170	98,000	*98,000*	
361	Maintenance - Trees, Buildings & Drives	3,912	52	27,448	27,500	*27,500*	
362	Repairs, Equipment	24,528	13,923	46,077	60,000	*60,000*	
363	Repairs, Truck	0	0	3,500	3,500	*3,500*	
364	Operation & Maintenance	91,696	53,920	66,080	120,000	*120,000*	
365	Cumulative Maintenance Fund	10,000	0	10,000	10,000	*10,000*	
366	Sewer Renovation Fund	30,000	0	30,000	30,000	*30,000*	
367	Principal Concrete Spillway Clean & Seal	0	0	20,000	20,000	*20,000*	
391	Subscriptions & Dues	9	1,049	0	600	*2,000*	*Apple, Microsoft,*
392	Contingencies	0	0	1,500	1,500	*1,500*	
393	Sludge Hauling	40,572	0	60,000	60,000	*60,000*	
394	Sludge & Fecal Analysis	1,087	1,175	1,325	2,500	*2,500*	
441	**Equipment: Truck Replacement '24 Encumbered**	66,338	0	**0**	**0**	*0*	
442	Equipment Purchases	23,196	18,245	181,755	200,000	*100,000*	?
442	**Equipment: Truck Replacement '25 Encumbered**	0	**129,449**	**47,356**	**176,804**		
451	Plant and LS Improvements	39	0	60,000	60,000	*60,000*	

	TOTAL	**936,368**	**490,465**	**1,044,634**	**1,534,546**	**1,278,621**	
TAX CALCULATION					*2026 Approved Budget is $1,357,742*		
					encumbered funds $176,804.06 for truck		
July to December - 2026		**General Fund**		**Cum Impr Fund**			
Cash Balance and Revenues							
1	Balance June 30, 2026	$93,814		*$1,546,722*		Total CI Levy	*176,588*
2	June/Dec 2026 Tax Settlement	$47,560		*76,838*		June Distributi	*99,750*
3	Other Income Jul-Dec 2026	$911,476		$0		Dec Distr	*76,838*
4	**Total Cash and Revenues**	**1,052,850**		**1,623,560**			
Expenses							
5	Necessary Expenditures (Jul-Dec 2026)	*$1,044,634*		$600,000			
6	Additional Appropriations	$0		$0			
7	Outstanding Temporary Loans and Transfers	$0		$0			
8	**Total Expenses required**	**1,044,634**		**600,000**		Budget Hearing Dates:	
9	**Estimated Dec 31st 2026 Cash Bal (Line 4 - 8)**	**8,216**		**1,023,560**		Thursday, September 17, 2026	
Budget Year - 2027						Thursday, October 15, 2026	
Revenues							
10	Reserved for DLGF Application of Levy Excess	$0		$0			
11	Property Tax Levy	*$130,000*		176,588			
12	Property Tax Cap Impact	$0		$0			
13	Miscellaneous	*$1,148,050*		$0			
14	**Budget Year Total Revenues**	**$1,278,050**		**$176,588**			
Expenses							
15	2027 Budget Estimate	*1,278,621*		$350,000			
16	Outstanding Temporary Loans and Transfers	$0		$0			
17	**Total 2027 Expenses**	**$1,278,621**		**$350,000**			
18	**Operating Balance - Estimated Dec 31, 2025 Cash Balance (Line 9 + 14 - 17)**	$7,645		850,147	Calculate Levy		
	Net Assessed Value	473,499,896		557,058,701	7% increase		
	Property Tax Rate	0.0275		0.0317	*adopt rate, not levy		

Year	Net Assessed Valuation	GF Rate	GF Levy	CI Rate	CI Levy
2027	473,499,896	0.0275	130,000	0.0317	176,588
2026	557,058,701	0.023	128,124	0.0317	176,588
2025	417,185,500	0.0256	106,799	0.0317	132,248
2024	355,281,300	0.0284	100,900	0.0317	112,624
2023	323,833,100	0.0290	93,912	0.0317	102,655
2022	287,600,000	0.0327	94,045	0.0317	91,169
2021	277,302,100	0.0332	92,064	0.0323	89,569
2020	273,248,200	0.0337	92,085	0.0323	88,259
2019	265,037,300	0.0346	91,703	0.0323	85,607
2018	261,954,600	0.0381	99,805	0.0323	84,611
2017	241,048,300	0.0414	99,794	0.0323	77,859
2016	242,774,900	0.0434	105,364	0.0323	78,416